

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 17, 1968

Appeal No. 9559 Delta Pi of Sigma Nu Housing Corp., appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on April 17, 1968.

ORDERED:

That the appeal for a variance from the open court requirements of the R-5-C District to permit erection of 3-story and basement addition to existing building at 2028 G Street, N.W., lot 14, Square 103, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-C District.
2. The property is improved with a 3-story, attic and basement brick structure with an existing court that is approximately 5 feet 4 inches wide. The court is presently 25 feet long. The structure is 20 feet 6 inches wide.
3. It is proposed to enlarge the existing building extending the rear of the building 19 feet 4 inches, maintaining the court at its present width to the end of the proposed addition. The addition would be three stories and basement.
4. Section 3306.1 provides that structures in an R-5-C District shall maintain a court, where provided, of not less than 10 feet wide.
5. No opposition to the granting of this appeal was registered at the public hearing. The file contains one (1) letter in support of the proposed.

OPINION:

We are of the opinion that appellant has shown a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of this request will result in peculiar and exceptional practical difficulties and undue

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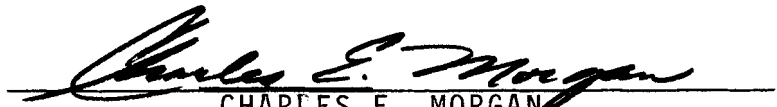
hardship upon the owner. To construct the proposed addition to the subject building within the requirements of the Regulations would be impractical for the intended use.

The requested relief will have no adverse affect upon nearby and adjoining property and will not be detrimental to the public good nor substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

A handwritten signature in cursive script, reading "Charles E. Morgan", is written over a horizontal line.

CHARLES E. MORGAN
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE DATE OF THIS ORDER.